

**NO TRANSFER
TAX PAID**

RELEASE DEED

48-179

Maine State Housing Authority, a public body corporate and politic and instrumentality of the State of Maine with a place of business in Augusta, County of Kennebec and State of Maine, for consideration paid, releases to **Maine State Housing Authority**, a public body corporate and politic and instrumentality of the State of Maine with a place of business in Augusta, County of Kennebec and State of Maine, certain real property situated in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, with the buildings thereon, and more particularly bounded and described as follows, to wit:

Beginning at a stone stake in the southerly side of Carroll Street, in said Waterville, at the northeasterly corner of land, now or formerly owned or occupied by Arthur S. Heald; thence running easterly along the southerly line of said Carroll Street fifty-three and seventy-five hundredths (53.75) feet; thence southerly in a line parallel with the easterly line of said land, now or formerly owned or occupied by said Heald sixty (60) feet to land, formerly owned or occupied by J. D. Hayden; thence westerly fifty-three and seventy-five hundredths (53.75) feet to a stone stake at the southeasterly corner of land, now or formerly owned or occupied by said Heald; thence northerly along the easterly line of said Heald land sixty (60) feet to the point begun at.

And also another certain lot or parcel of land with the buildings thereon, situate in said Waterville, more particularly bounded and described as follows, to wit:

Bounded on the north fifty-three and seventy-five one hundredths (53.75) feet by Carroll Street; on the east sixty (60) feet by land, formerly of George McCoombs, now Albert Raymond; on the south fifty-three and seventy-five one hundredths (53.75) feet by land, formerly of J. D. Hayden; on the west sixty (60) feet by land of Charles W. Chase.

Subject to all municipal liens and encumbrances, including but not limited to real property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

Received Kennebec SS.
10/08/2009 8:14AM
Pages 3 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS

3) M. Hearn

For Grantor's source of title reference may be had to the mortgage deed of Larry D. Phillips and Joy M. Ware to Homeowners Assistance Corp. ("HAC"), predecessor in interest to the Grantors, dated September 24, 1999 and recorded in the Kennebec Registry of Deeds in Vol. 6066, Page 243. HAC assigned said mortgage deed and the debt secured thereby to the Grantor by an instrument dated September 24, 1999 and recorded in the Kennebec Registry of Deeds in Vol. 6066, Page 254. The Grantor foreclosed said mortgage deed in an action commenced in the Superior Court for Kennebec County in the action docketed as *Maine State Housing Authority v. Larry D. Phillips et al.*, Docket No. RE-2008-89, and pursuant to an Order and Judgment of Foreclosure entered by the said Court. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action and in and to the above property pursuant to 14 M.R.S.A. § 6323.

For purposes of compliance with 14 M.R.S.A. § 6323(1):
Newspaper in which publication occurred: *Central Maine Morning Sentinel*.

Dates of publication: August 29, September 5, and 12, 2009.


Sale date: September 30, 2009. [If the public sale was continued from the date reflected in the notice of public sale as printed in such newspaper, such sale was continued in accordance with 14 M.R.S.A. § 6323(1)].

In witness whereof, Maine State Housing Authority has caused this instrument to be executed by Nick J. Maimonis, Vice President of Graystone Solutions, Incorporated, Its Attorney in Fact pursuant to a Limited Power of Attorney recorded in the Kennebec Registry of Deeds, duly authorized this 5th day of October, 2009.

Witness:

MAINE STATE HOUSING AUTHORITY
By: Graystone Solutions, Inc.
Its Attorney In Fact



By: 
Nick J. Maimonis
Its Vice President

State of Massachusetts
Middlesex, ss.

October 5, 2009

Personally appeared the above-named Nick J. Maimonis, Vice President of Graystone Solutions, Incorporated, Attorney in Fact for Maine State Housing Authority, and acknowledged the foregoing instrument by him signed to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Sharon F. Waldman
Notary Public

Printed Name: SHARON F. WALDMAN

